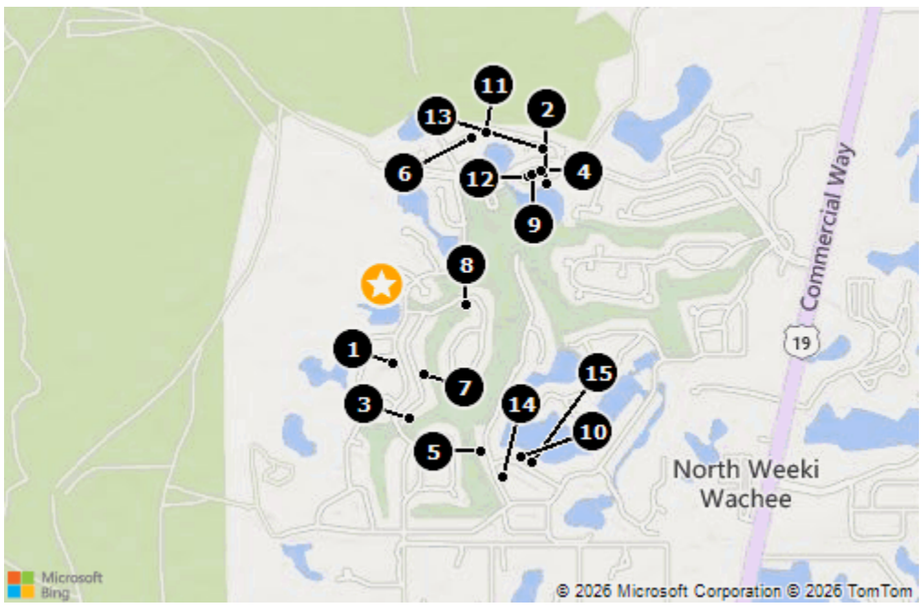
ICE SiteX Report

OrderID: 96687350

SiteX Property Information Report



Subject Property Location

8334 MAYBELLE DR, WEEKI WACHEE, FL 34613-4028

County:	**HERNANDO FL**	Census Tract:	120530416.012089
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R14-222-17-1835-0000-4200	Thomas Bros Pg-Grid:	

Valuation

Value:	**$535,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$433,350 - $636,650	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CW-ES
Assd Land Value:		Market Land Value:	$42,721	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$345,811	Total Taxable Value:	$3,085
Total Assessed Value:	$255,562	Total Assessor Market Value:	$388,532	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Lot: 420 Subdivision: GLEN LAKES PH 1 UN 2A Phase No: 1 Legal Unit: 2 Map Ref: MAP: 32B Sec/Twnship/Range: SEC 14 TWN 22S RNG 17E
Abbreviated Description: GLEN LAKES PHASE 1 UNIT 2A LOT 420

Property Characteristics

Lot Size:	13,068 SF	Bedrooms:	3	Pool:	Yes
Building Area:	2574 SF	Baths:	3	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/30/2018	Sales Price:	$224,867
Document #:	2018071682 BK-PG 3538-0930	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/27/2018	Sales Price:	$250,800
Document #:	2018070785 BK-PG 3645-1597	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2018		
Document Type:			
Legal Description:			

Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2A Map Ref: MB26 PG14

Prior Transfer

Recording Date:	11/27/2018	Sales Price:	N/A
Document #:	2018070784 BK-PG 3645-1596	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/19/2018		
Document Type:			
Legal Description:			

Lot: 420 Subdivision: GLEN OAKS Phase No: 1 Legal Unit: 2 A Map Ref: MB26 PG14
Abbreviated Description: .

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Prior Transfer

Recording Date:	11/19/2018	Sales Price:	$250,800
Document #:	BK-PG 3645 -1597	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES PH 1 UN 2A Phase No: 1 Legal Unit: 2 Map Ref: MAP: 32B Sec/Twnship/Range: SEC 14 TWN 22S RNG 17E
Abbreviated Description: GLEN LAKES PHASE 1 UNIT 2A LOT 420

Prior Transfer

Recording Date:	01/18/2018	Sales Price:	N/A
Document #:	2018003287 BK-PG 3062-0425	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2017	Sales Price:	N/A
Document #:	2017072718 BK-PG 3538-0929	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/19/2017		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2-A Map Ref: MB26 PG14-17

Prior Transfer

Recording Date:	12/19/2013	Sales Price:	$185,000
Document #:	2013069870 BK-PG 3062-0424	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2013		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2-A Map Ref: MB26 PG14-17

Mortgage Record

Recording Date:	11/13/2012	Loan Amount:	N/A
Document #:	2012064282 BK-PG 2952-0629	Loan Type:	Balloon
TD Due Date:		Type Finance:	

Legal Description:
Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2-A

Prior Transfer

Recording Date:	03/12/2012	Sales Price:	$10,000
Document #:	2012014024 BK-PG 2887-0809	Type of Sale:	Full Amount on Deed
Contract Date:	03/06/2012		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2-A Map Ref: MB26 PG14-17

Prior Transfer

Recording Date:	01/30/2012	Sales Price:	$60,000
Document #:	2012005094 BK-PG 2877-0465	Type of Sale:	Full Amount on Deed
Contract Date:	01/26/2012		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES Phase No: 1 Legal Unit: 2-A Map Ref: MB26 PG14-17

Prior Transfer

Recording Date:	05/11/2005	Sales Price:	$248,000
Document #:	2005039329 BK-PG 1950-0243	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2004	Sales Price:	N/A
Document #:	2004095797 BK-PG 1950-0242	Type of Sale:	Price Unavailable
Contract Date:	12/27/2004		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES PHASE ONE Legal Unit: 2-A Map Ref: MB26 PG14-17

Prior Transfer

Recording Date:	04/29/2003	Sales Price:	$126,642
Document #:	BK-PG 01658-01034	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2003		
Document Type:			

Legal Description:
Lot: 420 Subdivision: GLEN LAKES PHASE 1 UNIT 2A Map Ref: PB 26 14
Abbreviated Description: LT 420 GLEN LK PHASE 1 UNIT 2 A PB 26/14

Area Sales Analysis

Total Area Sales	$6,612,500	Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	2
Median Living Area	2,109 SF	Median Year Built	1998
Price Range - 2 Yrs	$245,000 to $805,000	Age Range	2 years to 36 years
Median Value	$420,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**8396 FAIR HILL DR**	01/08/2026	$500,000	$189	2645	7/3/4	1994	17,424 SF	Yes

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		WEEKI WACHEE, FL 34613-4037								
	APN: R14-222-17-1835-0000-4370 Document #: 2026001557 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 437 Subdivision: GLEN LAKES PHASE ONE UNIT TWO A MapRef: MB 26 PG 14-17 Abbreviated Description: Lot:437 Subdivision:GLEN LAKES PHASE ONE UNIT TWO A Map Ref:MB 26 PG 14-17									
2	.55Mi.	**9154 RHETT LN**	12/26/2025	$292,000	$211	1378	4/2/2	1991	8,712 SF	Yes
		WEEKI WACHEE, FL 34613-4248								
	APN: R14-222-17-1832-0000-0120 Document #: 2025088709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: LAKESIDE VILLAGE MapRef: MB 24 PG 36&37 Abbreviated Description: Lot:12 Subdivision:LAKESIDE VILLAGE Map Ref:MB 24 PG 36&37									
3	.39Mi.	**9208 BUTLER BLVD**	12/03/2025	$355,000	$153	2314	6/3/4	1993	21,780 SF	Spa Only
		WEEKI WACHEE, FL 34613-4029								
	APN: R14-222-17-1835-0000-4790 Document #: 2025083041 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 479&480 Subdivision: GLEN LAKES PHASE ONE UNIT TWO A MapRef: MB 26 PG 14-17 Abbreviated Description: Lot:479&480 Subdivision:GLEN LAKES PHASE ONE UNIT TWO A Map Ref:MB 26 PG 14-17									
4	.56Mi.	**9147 RHETT LN**	11/17/2025	$250,000	$158	1576	5/2/2	1998	4,356 SF	
		WEEKI WACHEE, FL 34613-4249								
	APN: R14-222-17-1832-0000-0240 Document #: 2025078766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: LAKESIDE VILLAGE MapRef: MB 24 PG 36 Abbreviated Description: Lot:24 Subdivision:LAKESIDE VILLAGE Map Ref:MB 24 PG 36									
5	.55Mi.	**8977 PLAYERS DR**	11/14/2025	$565,000	$230	2448	3/4/3	2024	17,424 SF	
		WEEKI WACHEE, FL 34613-								
	APN: R23-222-17-1869-0000-1032 Document #: 2025078697 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1032 Subdivision: GLEN LAKES PHASE ONE UNIT 4 H MapRef: MB 42 PG 29 Abbreviated Description: Lot:1032 Subdivision:GLEN LAKES PHASE ONE UNIT 4 H Map Ref:MB 42 PG 29									
6	.5Mi.	**9032 CYPRESS GLEN CT**	10/08/2025	$530,000	$197	2679	8/3/3	1995	21,780 SF	Yes
		WEEKI WACHEE, FL 34613-3412								
	APN: R14-222-17-1843-0000-0120 Document #: 2025069931 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: GLEN LAKES PHASE ONE UNIT 7 B MapRef: MB 28 PG 26&27 Abbreviated Description: Lot:12 Subdivision:GLEN LAKES PHASE ONE UNIT 7 B Map Ref:MB 28 PG 26&27									
7	.28Mi.	**9286 BUTLER BLVD**	09/24/2025	$385,600	$186	2072	5/3/2	1994	13,068 SF	Yes
		WEEKI WACHEE, FL 34613-4029								
	APN: R14-222-17-1835-0000-4700 01 Document #: 2025066675 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 470 Subdivision: GLEN LAKES PHASE ONE UNIT TWO A MapRef: MB 26 PG 14-17 Abbreviated Description: Lot:470 Subdivision:GLEN LAKES PHASE ONE UNIT TWO A Map Ref:MB 26 PG 14-17									
8	.24Mi.	**9010 PENELOPE DR**	08/21/2025	$380,000	$199	1903	5/2/2	2004	8,712 SF	Yes
		WEEKI WACHEE, FL 34613-4003								
	APN: R14-222-17-1836-0000-8030 Document #: 2025058584 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 803 Subdivision: GLEN LAKES PHASE ONE UNIT THREE MapRef: MB 26 PG 18&19 Abbreviated Description: Lot:803 Subdivision:GLEN LAKES PHASE ONE UNIT THREE Map Ref:MB 26 PG 18&19									
9	.53Mi.	**9135 RHETT LN**	08/07/2025	$325,000	$232	1398	5/2/2	1995	8,712 SF	
		WEEKI WACHEE, FL 34613-4249								
	APN: R14-222-17-1832-0000-0270 Document #: 2025055435 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: LAKESIDE VILLAGE MapRef: MB 24 PG 36&37 Abbreviated Description: Lot:27 Subdivision:LAKESIDE VILLAGE Map Ref:MB 24 PG 36&37									
10	.63Mi.	**9125 PALM BEACH DR**	07/21/2025	$685,000	$246	2775	6/3/3	2019	17,424 SF	Yes
		WEEKI WACHEE, FL 34613-5582								
	APN: R23-222-17-1868-0000-1109 Document #: 2025050784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1109 Subdivision: GLEN LAKES PHASE ONE UNIT 4 F MapRef: MB 38 PG 1 Abbreviated Description: Lot:1109 Subdivision:GLEN LAKES PHASE ONE UNIT 4 F Map Ref:MB 38 PG 1									
11	.52Mi.	**9090 ALEXANDRIA DR**	07/09/2025	$450,000	$176	2544	7/3/3	2001	13,068 SF	Yes
		WEEKI WACHEE, FL 34613-4203								
	APN: R14-222-17-1849-0000-0240 Document #: 2025047394 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: GLEN LAKES PHASE ONE UNIT 6B Legal Unit: 6 MapRef: MB 30 PG 20&21 Abbreviated Description: Lot:24 Subdivision:GLEN LAKES PHASE ONE UNIT 6B Legal Unit:6 Map Ref:MB 30 PG 20&21									
12	.52Mi.	**9131 RHETT LN**	06/27/2025	$245,000	$148	1650	5/2/2	1990	8,712 SF	Spa Only
		WEEKI WACHEE, FL 34613-4249								
	APN: R14-222-17-1832-0000-0280 Document #: 2025044784 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: LAKESIDE VILLAGE MapRef: MB 24 PG 36&37 Abbreviated Description: Lot:28 Subdivision:LAKESIDE VILLAGE Map Ref:MB 24 PG 36&37									
13	.6Mi.	**9144 ALEXANDRIA DR**	05/27/2025	$424,900	$201	2109	5/2/2	2001	8,712 SF	Yes
		WEEKI WACHEE, FL 34613-4262								
	APN: R14-222-17-1849-0000-0390 Document #: 2025036614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38&39 Subdivision: GLEN LAKES PHASE ONE UNIT 6B MapRef: MB 30 PG 20 Abbreviated Description: Lot:38&39 Subdivision:GLEN LAKES PHASE ONE UNIT 6B Map Ref:MB 30 PG 20									
14	.65Mi.	**8884 PLAYERS DR**	05/20/2025	$420,000	$204	2051	3/3/2	2023	13,068 SF	
		WEEKI WACHEE, FL 34613-5585								
	APN: R23-222-17-1868-0000-1020 Document #: 2025035456 Document Type: Price Code: R Land Use: Single Family Residential									

ICE SiteX Report

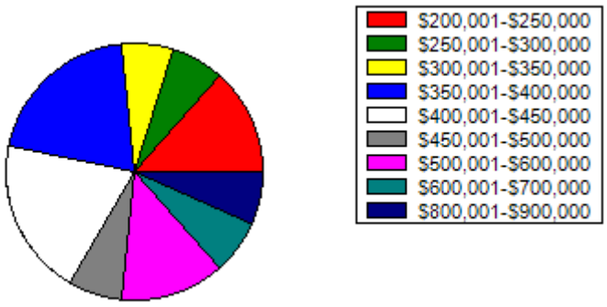
OrderID: 96687350

Legal: Lot: 1020 Subdivision: GLEN LAKES PHASE ONE UNIT 4 F MapRef: MB 38 PG 1-3 Abbreviated Description: Lot:1020 Subdivision:GLEN LAKES PHASE ONE UNIT 4 F Map Ref:MB 38 PG 1-3

15 .66Mi. **9161 PALM BEACH DR** 05/19/2025 $805,000 $270 2976 3/3/4 2024 17,424 SF
WEEKI WACHEE, FL 34613-
APN: R23-222-17-1868-0000-1111 Document #: 2025035376
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1111 Subdivision: GLEN LAKES PHASE ONE UNIT 4 F MapRef: MB 38 PG 1-3 Abbreviated Description: Lot:1111 Subdivision:GLEN LAKES PHASE ONE UNIT 4 F Map Ref:MB 38 PG 1-3

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**8334 MAYBELLE DR**	**11/19/2018**	$388,532	$255,562	2,574	7/3/3	1996	13,068 SF	Yes
.02Mi.	**8338 MAYBELLE DR**	**04/15/2024**	$325,349	$325,349	1,549	2/3/2	2023	13,068 SF	
.02Mi.	**8330 MAYBELLE DR**	**04/29/2022**	$398,243	$398,243	2,945	6/3/3	1999	17,424 SF	
.02Mi.	**8394 MAYBELLE DR**	**08/28/2020**	$461,690	$292,865	2,660	6/3/3	2008	13,068 SF	Yes
.03Mi.	**8402 MAYBELLE DR**	**06/08/2023**	$401,237	$401,237	2,729	6/3/3	1994	13,068 SF	Yes
.03Mi.	**8388 MAYBELLE DR**	**04/15/2024**	$325,221	$325,221	1,555	2/3/2	2023	13,068 SF	
.03Mi.	**8344 MAYBELLE DR**	**04/15/2024**	$308,658	$308,658	1,555	2/3/2	2023	13,068 SF	
.03Mi.	**8333 MAYBELLE DR**	**04/09/2025**	$523,953	$310,543	2,658	7/3/3	1996	13,068 SF	Yes
.04Mi.	**8339 MAYBELLE DR**	**05/25/2005**	$356,098	$205,983	1,986	5/3/2	1993	13,068 SF	Yes
.04Mi.	**8410 MAYBELLE DR**	**12/12/2019**	$363,173	$264,439	2,269	6/3/2	1996	13,068 SF	Yes
.04Mi.	**8326 MAYBELLE DR**	**08/03/2017**	$331,055	$199,322	2,064	5/3/2	1993	13,068 SF	Yes
.04Mi.	**8327 MAYBELLE DR**	**01/30/2025**	$394,715	$249,199	2,524	7/3/2	1996	13,068 SF	Yes
.05Mi.	**8345 MAYBELLE DR**	**01/06/2022**	$406,257	$258,279	2,455	8/3/2	2006	13,068 SF	Yes
.05Mi.	**8420 MAYBELLE DR**	**06/20/2022**	$283,594	$227,012	2,366	6/3/2	1993	13,068 SF	Yes
.06Mi.	**8393 MAYBELLE DR**	**09/03/2024**	$339,064	$220,314	2,241	6/2/2	2006	13,068 SF	Yes
.06Mi.	**8399 MAYBELLE DR**	**05/16/2022**	$415,138	$415,138	2,408	5/3/2	2005	13,068 SF	Yes

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	60.2 years old	Households:	10,061
Median Household Income:	$55,440	Households w/Family:	58%
Household Income Per Capita:	$34,387	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

School District Zone:	Hernando County School District	Students:	22,621
Number of Schools:	34	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.24Mi.	**Hernando Virtual Instruction** Number of Students: 631 Student-Teacher Ratio: NA	NA	Public	KG - 12
12.32Mi.	**Hernando Eschool Virtual Franchise** Number of Students: 991 Student-Teacher Ratio: 141.57	C+	Public	6 - 12
12.24Mi.	**Hernando Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	1 - 12

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3.14Mi. **Winding Waters K-8 School** Number of Students: 1,250 Student-Teacher Ratio: 16.67	C	Public	KG - 8
2.93Mi. **Weeki Wachee High School** Number of Students: 1,168 Student-Teacher Ratio: 19.15 Advanced Placement: Yes	D	Public	9 - 12
12.22Mi. **Hernando Virtual Instruction (Course Offerings)** Number of Students: 21 Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **8334 MAYBELLE DR, WEEKI WACHEE, FL 34613-4028** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	45%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	104%	SIMILAR
OVERALL	128%	HIGHER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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